

For the purpose of formulating a land use plan, the 1980 estimate of 960 commercial acres was selected. It was within the lower portion of the range of estimates and derived from assumptions that seem most reliable.

Distribution of Commercial Acreage

Some of the estimated 960 acres of commercial land in 1980 will be within the central business district, some will be within neighborhood locations, some in highway commercial areas, and others in centrally located community serving areas. In formulating the land use plan, it was assumed that neighborhood shopping facilities would require .7 acres of land per 1,000 persons (a total of about 110 acres, using the low 1980 planning area estimate of 152,000 persons). The central business district would contain about 90 acres, assuming a constant ratio of floor space to total area. This leaves a total of 760 acres to be distributed in other centrally located positions and in highway commercial areas.

	<u>1980 Commercial Acreage</u>
Neighborhood-Serving	110
Central Business District	90
Other locations	760
Total	<u>960</u>

IV. INDUSTRIAL SPACE NEEDS

Estimates of Industrial Land

Manufacturing employment in Cumberland County increased from 3,935 in 1950 to 4,042 in 1960; a growth rate of less than 3 per cent. Obviously, past trends in manufacturing employment form a poor basis for estimating future manufacturing employment, especially in view of the community's objective of expanding its industrial base. The following estimate will be based on hypothetical assumptions about growth in manufacturing employment.

In Population, published in January, 1963, assumptions were made about the relationship between the armed forces labor force and the civilian labor force in the county. One hypothetical assumption was that the armed forces labor force might remain constant. If this were to be the case, civilian employment would have to grow from 30,932 in 1960 to 74,400-85,000 by 1980 (this implies a growth in civilian employment over twice as fast as that between 1950 and 1960) in order to reach a total county population of from 261,000-288,000. This means 43,500-54,000 new civilian jobs must be created with the county.